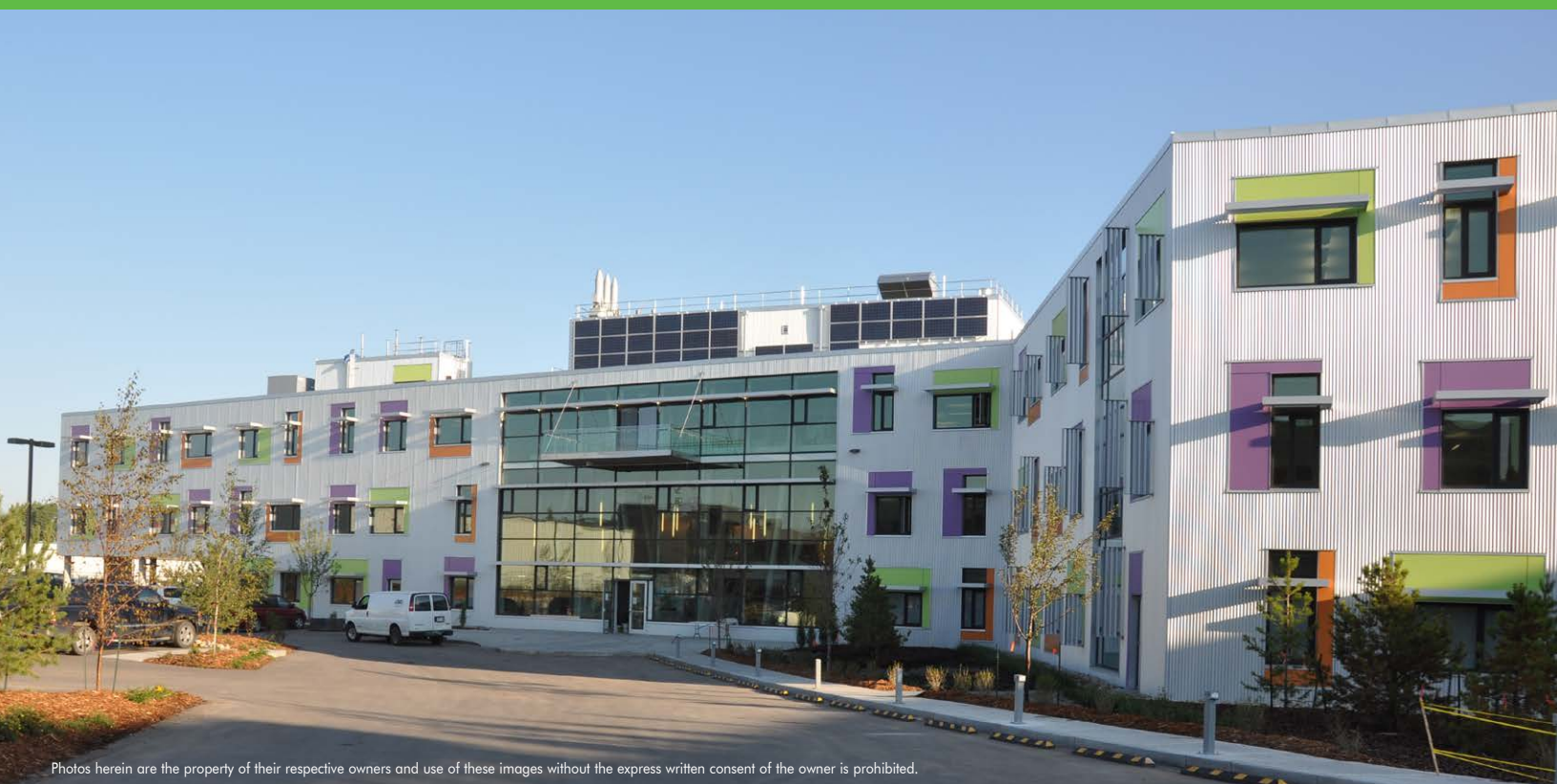


- :: All main floor vacancies with potential for private exterior access
- :: Built for LEED Certified Gold Building
- :: High efficiency systems including solar panels on the building roof
- :: Abundant street parking and a superior 5:1000 parking ratio
- :: 14 preferred parking stalls available for employees that carpool as well as 14 for energy efficient vehicles
- :: HVAC hours: 6am - 5pm, Monday to Friday
- :: Attractive main entrance featuring a bright, modern design
- :: Recipient of the 2013 Alberta Construction Top Projects Award

9250 - 49 STREET EASTGATE OFFICE BUILDING



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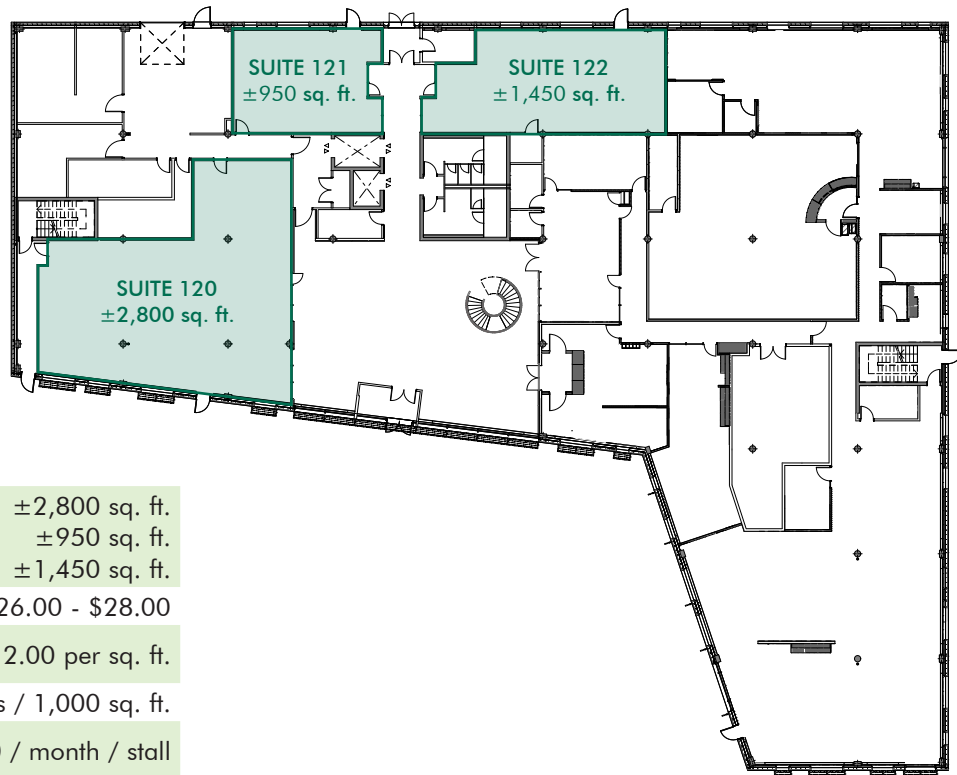
CBRE

EASTGATE OFFICE BUILDING

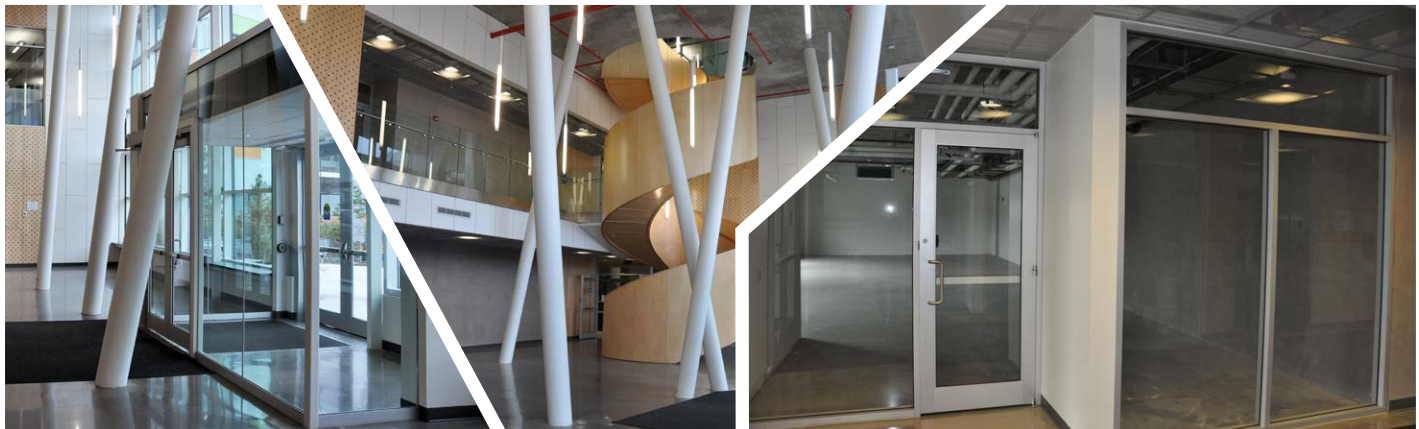
OFFICE SPACE

9250 - 49 STREET :: EDMONTON, AB

MAIN FLOOR



AREA:	Unit 120: ±2,800 sq. ft.
	Unit 121: ±950 sq. ft.
	Unit 122: ±1,450 sq. ft.
RENT:	\$26.00 - \$28.00
OPERATING COST:	\$12.00 per sq. ft.
PARKING:	5 stalls / 1,000 sq. ft.
PARKING RATE:	\$65.00 / month / stall



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